

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: West Argyle Street Historic District (Boundary Increase)

Other names/site number: _____

Name of related multiple property listing: _____

N/A

(Enter "N/A" if property is not part of a multiple property listing)

SENT TO D.C.

6-11-13

2. Location

Street & number: North Broadway between West Argyle Street and West Winona Avenue
east block face of North Sheridan Road between Argyle Street and West Winona Avenue

City or town: Chicago State: Illinois County: Cook

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

☐ national ☐ statewide ☒ local

Applicable National Register Criteria:

☒ A ☐ B ☒ C ☐ D

Amie E. Haas

Signature of certifying official/Title:

6/11/13
Date

State or Federal agency/bureau or Tribal Government

SENT TO D.C.

West Argyle Street Historic District (Boundary Increase)

Cook County, Illinois

Name of Property

County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

West Argyle Street Historic District (Boundary
Increase)

Name of Property

Cook County, Illinois

County and State

Category of Property

(Check only **one** box.)

Building(s) ☐

District ☒

Site ☐

Structure ☐

Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

13

Noncontributing

2

buildings

sites

structures

objects

13

2

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DWELLING / multiple dwelling

COMMERCE/retail

West Argyle Street Historic District (Boundary
Increase)
Name of Property

Cook County, Illinois

County and State

Current Functions

(Enter categories from instructions.)

DWELLING / multiple dwelling and COMMERCE/retail

7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY 20TH CENTURY REVIVALS / Classical, Spanish and Tudor

MODERN MOVEMENT/Art Deco, Art Moderne, Moderne

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

CONCRETE, BRICK

TERRA COTTA ORNAMENT

ASPHALT ROOF

West Argyle Street Historic District (Boundary
Increase)

Name of Property

Cook County, Illinois

County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

This amendment to the West Argyle Street Historic District National Register nomination increases the boundaries of the existing district to include commercial and residential buildings on the major commercial thoroughfares on the east and west ends of the district. When the district was originally surveyed in 2009, the boundaries were drawn as tightly as possible to exclude non-contributing properties. A re-assessment of the boundaries was conducted in 2012 and it has been determined that the buildings just outside the east and west boundaries of the original district—fronting onto North Broadway and North Sheridan Road between West Argyle Street on the south and West Winona Avenue on the north—relate to the district's significance as a transit-oriented node of development established on Chicago's north side during the late-nineteenth and early-twentieth century and should be included in the district. These properties are architecturally, aesthetically, and historically consistent with those in the 2010 historic district boundary. The properties on the east side of North Sheridan and west side of North Broadway are also visually distinct from development directly east and west, which contains no commercial components.

RESOURCE COUNTS RESULTING FROM BOUNDARY INCREASES:

Total original count:

There were 73 resources surveyed and included in the West Argyle Street Historic District National Register nomination, which was listed in 2010. Of those resources, 64 were determined to be contributing, while 9 were determined non-contributing.

Current count within the original (2010) boundary:

There have been no losses within the original boundary due to natural attrition, demolition, or extensive alteration. The original counts of 64 contributing and 9 non-contributing buildings remain the same.

Count within areas of boundary increase:

Within the areas of boundary increase, there are a total of 15 structures, including 13 contributing resources and 2 non-contributing resources.

Total new count:

There are 88 resources located within the new, expanded district. There are 77 contributing buildings and 11 non-contributing buildings. There are no contributing or non-contributing sites, structures, or objects located within the district.

West Argyle Street Historic District (Boundary
Increase)

Name of Property

Cook County, Illinois

County and State

Narrative Description

The West Argyle Street Historic District boundary increase expands the district to include six buildings on the east side of North Sheridan Road between West Argyle Street and West Winona Avenue. On the west side of the district, the boundary increase will include nine buildings on North Broadway that immediately surround the intersection of Broadway and Argyle Street. The buildings in the boundary increase are consistent in type, construction, and materials to the contributing buildings within the existing district. They are a mixture of apartment flat buildings, residential apartment hotels, and commercial buildings, primarily constructed of brick with varying degrees of stone and terra cotta detailing. The buildings in the boundary increase range from one to eight stories tall; all but two (The Somerset Hotel at 5009 North Sheridan Road and the five-story commercial at 5035-5039 North Broadway) are three stories tall or less. Contributing buildings within the boundary increase were constructed between circa 1900 and circa 1925 (all within the period of significance, 1898-1938, set for the West Argyle Street Historic District) and represent a variety of turn-of-the-century revival styles, most commonly Classical Revival. The boundary increase also includes several examples of twentieth-century vernacular commercial architecture.

The contributing buildings within the boundary increase retain architectural integrity and integrity of setting, feeling, association, location, workmanship, design and material. Within the boundary increase, there is one building (5035-5045 North Sheridan Road) that was constructed outside of the period of significance for the district; the building still maintains the scale, massing, and setback dictated by the surrounding historic buildings. Among the buildings constructed within the period of significance, the most common alterations are changes to original storefronts—including the removal or replacement of entrance doors, display windows, transoms and signage—and the replacement of original window sash. However, original storefront openings and window openings, along with surrounding framing members, remain intact in most instances. Only one building within the boundary increase, 5014 North Broadway, has been altered to such an extent as to render it non-contributing.

RESIDENTIAL BUILDING TYPES IN THE DISTRICT BOUNDARY INCREASE

The single-family homes, small apartment buildings, apartment hotels, and the mixed-use commercial blocks in the West Argyle Street Historic District are a reflection of the trend towards increasing density in development that is inevitable in crowded urban environments. In Chicago, apartment buildings began to replace single-family homes in established neighborhoods as early as the late-nineteenth century. On major thoroughfares such as North Broadway and North Sheridan Road, apartments are intermingled with commercial buildings. Because the boundary increase focuses on these “bookends” of the district, there are no single family homes within the boundary increase and the apartment buildings tend to be larger than those located along the district’s interior streets.

Chicago “Flat” Buildings

The city’s ubiquitous “flat” buildings are a local interpretation of the small walk-up apartment buildings that became popular under other names (“triple-deckers” in Boston, “rowhouses” along the mid-Atlantic, and “brownstones” in New York City) in cities across the United States. Flats were more spacious than tenement buildings, were equipped with modern amenities, were often used by middle-class families to house multiple generations under one roof and could also serve as a stepping stone to homeownership. Beginning in the 1870s and continuing through the 1920s, two-flat and three-flat buildings were built

West Argyle Street Historic District (Boundary
Increase)

Cook County, Illinois

Name of Property

County and State

throughout the city using a basic template—a rectangular floor plan that followed the narrow and deep Chicago lot, a flat roof, projecting front bays, and one apartment per floor over a raised basement—onto which could be applied a wide variety of architectural styles. This formula could easily be multiplied for larger buildings. Six-flats were basically two three-flat buildings connected with a central corridor, and corner flat buildings utilized the extra street frontage to provide multiple entrances and expand the number of units even further. The majority of Chicago's flat buildings are masonry construction with street facing elevations clad in face-brick or stone, or a combination of both.

Within the West Argyle Street Historic District boundary increase, there are four masonry flat buildings, primarily brick six-flats with center entrances and flanking project bays ornamented with historic revival style detailing. All four flat buildings are three-stories tall above raised basements and are located along the west side of North Sheridan Road. 5025-5027 North Sheridan Road (1910), a red brick flat building with Classical Revival detailing, was originally constructed as the Sherwood School for Children and converted to apartments at a later date. The top of the building's projecting window bays feature unusual elongated limestone brackets in a fan pattern under a segmental arched cornice. 5047-5049 North Sheridan Road, constructed in 1912, is a more typical example, with red brick façade and simple limestone detailing including stringcourses, diamond modillions, stepped parapets, and window surrounds. 5053-5055 North Sheridan (c.1920) is similar, but rendered in tan brick.

5057-5061 North Sheridan (1914) is a corner apartment building with entrances on Sheridan Road and West Winona Avenue. The designs for the projecting window bays alternate between crenelated parapets and hipped roofs covered in red clay tiles. Simple limestone stringcourses run between each story.

5020-5030 North Winthrop Avenue (c. 1925) is one of two courtyard apartment buildings in the district. The building, which houses thirty apartments, is U-shaped with projecting entrances on the street and along the interior courtyard that feature Craftsman details such as half-timbering and overhanging eaves.

Apartment Hotels

The largest and most prominent residential buildings in the West Argyle Street Historic District are the apartment hotel buildings along North Winthrop Avenue, North Kenmore Avenue, and North Sheridan Road, and the combined residential and commercial blocks along West Argyle Street, which were constructed primarily between 1915 and 1929. Apartment hotels initially developed in response to the changing needs of Chicago's middle- and upper-middle-class. Increasing land prices and the rising cost of keeping domestic servants had forced many families to consider the previously "undesirable" possibility of apartment living. Luxury apartment hotels along the lake front in Uptown provided large, well-appointed living spaces and a long list of amenities to wealthy residents, while the mid-rise apartment hotels concentrated along the Winthrop-Kenmore corridor served clients of more modest means, including the growing ranks of single professionals and young married couples who were seeking affordable rental spaces in desirable neighborhoods along the lakefront. Whether large or small, apartment hotels combined the relative permanence of apartment living with the amenities and services associated with a hotel.

Architecturally, apartment hotels were designed in historical revival styles with typical materials (brick, terra cotta, limestone) to blend in with the smaller scale buildings around them while housing a large number of residents. The one apartment hotel within the boundary increase, the eight-story Somerset Hotel at 5009 North Sheridan Road, is consistent with the tall apartment hotels on the west side of

West Argyle Street Historic District (Boundary Increase)

Cook County, Illinois

Name of Property

County and State

Sheridan. The Somerset Hotel, like the Hotel Morland at 4946 North Sheridan Road (1915), the Argmore Building at 1038-1052 West Argyle Street (1913), the Sheridan Glengyle Apartments at 5034-5038 North Sheridan Road (1927), and 5050 Sheridan Road (1929), has commercial space on the ground floor with residential units on the upper floors. Although not the tallest building in the district (the Lakeview Sheridan at 5042-5054 North Sheridan Road, at twelve stories, is the tallest building in the district), the Somerset Hotel is the largest, boasting 205 apartment suites when it was completed in 1920. The building, designed in the Renaissance Revival style by Chicago architect Samuel N. Crowen, has a mostly rectangular footprint at its base, with the upper floors rising in a U-shape. The primary elevations feature a tripartite form, with a substantial ornamented base, a minimally detailed mid-section, and an ornamented top with terra cotta detailing.

COMMERCIAL AND MIXED USE BUILDINGS IN THE DISTRICT BOUNDARY INCREASE

For purposes of describing the commercial buildings along West Argyle Street and portions of North Sheridan Road, this nomination uses the classification system developed by Richard Longstreth in *The Buildings of Main Street: A Guide to Commercial Architecture*. Almost all of the commercial and mixed-use buildings in the district fall under one of two categories: the one-part commercial block and the two-part commercial block. Longstreth defines the one-part commercial block as a commercial building having a single story in an urban area where it forms only a part of a streetscape—it is “a simple box with a decorated façade and [is] thoroughly urban in tone.” The two-part commercial block is a two- to four-story structure that is divided horizontally into two distinct zones, which may or may not closely relate to each other architecturally but that serve to reflect differences in use on the inside of the building.

All of the buildings located on the west side boundary increase, fronting onto North Broadway, are one- and two-part commercial buildings. 4941-4947 North Broadway and 5041-5043 North Broadway were constructed as auto garage and auto sales facilities; during the early twentieth century, many automobile manufacturers had relocated from the South Loop “motor row” to facilities along North Broadway. 5041-43 North Broadway, constructed in 1914, features a façade of eye-catching green glazed brick. The other noteworthy commercial building in on this block is 5035-5039 North Broadway, which was built in 1919 as a storage warehouse by W.B. Reebie & Brothers. Although not as grand as Egyptian revival warehouse constructed by the company in 1922 in Lincoln Park, this building is a handsome five-story structure with a dark brick façade accented with Classical limestone detailing.

The buildings along the west side of Broadway within the boundary increase include the two-story Tudor Revival structure at 5000-5002 North Broadway, built in 1910, which features a crenelated corner tower at its angled corner and large arched storefront openings with stone surrounds, and the three-story Classical Revival mixed use building at 5024-5026 North Broadway, completed in 1909, which retains its original pedimented and bracketed limestone entrance surrounds and nicely detailed cornice, with limestone brackets and corner pediments.

WEST ARGYLE STREET HISTORIC DISTRICT (BOUNDARY INCREASE) RESOURCE LIST

The list below identifies all of the primary resources in the boundary increase areas. Unless otherwise noted, all resources are considered contributing buildings. Corner buildings and buildings with multiple storefronts are listed under the address associated with the primary entrance into the building. In this description, “Use” is used to denote the original purpose for which the building was built. Photograph documentation will correspond to the number assigned to each building below.

West Argyle Street Historic District (Boundary
Increase)
Name of Property

Cook County, Illinois
County and State

BUILDING AND PERMIT INFORMATION

1. **Building/Address:** 5009 N. Sheridan Road
Permit Date: August 18, 1919
Architect/Owner: Samuel N. Crowen
Use: Apartment hotel and stores
Number of Stories: 8
Materials: brick, terra cotta, limestone
Architectural Styles: Classical Revival
2. **Building/Address:** 5025-27 N. Sheridan Road - No permit found
Permit Date: c. 1910
Architect/Owner: Unknown/Unknown
Use: Apartments
Number of Stories: 3 plus raised basement
Materials: brick, limestone
Architectural Styles: Classical Revival
Comment: Originally constructed as the Sherwood School for Children
3. **Building/Address:** 5035-45 N. Sheridan Road
Permit Date: January 15, 1951
Architect/Owner: Jens J. Jensen/Soloman Lettvin
Use: retail, commercial
Number of Stories: 1
Materials: brick, limestone, aluminum, terra cotta
Architectural Styles:
Comment: Non-contributing
4. **Building/Address:** 5047-49 N. Sheridan Road
Permit Date: November 14, 1912
Architect/Owner: A. Sundegren/T. B. Swanson
Use: Apartments
Number of Stories: 3 plus raised basement
Materials: brick, limestone
Architectural Styles: Tudor Revival
5. **Building/Address:** 5053-55 N. Sheridan Road
Permit Date: c. 1920
Architect/Owner: Unknown/Unknown
Use: Apartments
Number of Stories: 3 plus raised basement
Materials: brick, limestone
Architectural Styles:
6. **Building/Address:** 5057-61 N. Sheridan Road
Permit Date: November 13, 1914

West Argyle Street Historic District (Boundary
Increase)

Name of Property

Cook County, Illinois

County and State

- Architect/Owner:** Unknown/Mary E. Loring
Use: Apartments
Number of Stories: 3 plus raised basement
Materials: brick, limestone
Architectural Styles: Tudor/Craftsman
7. **Building/Address:** 4939 N. Broadway
Permit Date: April 26, 1910
Architect/Owner: A.E. Norman/ Alfred Carlson
Use:
Number of Stories: 3
Materials: brick
Architectural Styles: Classical Revival
8. **Building/Address:** 4941-47 N. Broadway – no permit found
Permit Date:
Architect/Owner: Unknown/Unknown
Use: Garage and stores
Number of Stories: 1
Materials: brick
Architectural Styles:
9. **Building/Address:** 5000-2 N. Broadway
Permit Date: October 13, 1910
Architect/Owner: Unknown/Unknown
Use: Stores, apartments
Number of Stories: 2
Materials: brick, limestone
Architectural Styles:
10. **Building/Address:** 5004-5012 N. Broadway
Permit Date: June 8, 1922
Architect/Owner: Unknown/Unknown
Use: Stores
Number of Stories: 1
Materials:
Architectural Styles:
11. **Building/Address:** 5014 N. Broadway – no permit found
Permit Date:
Architect/Owner: Unknown/Unknown
Use: Stores
Number of Stories: 2
Materials: brick
Architectural Styles:
Comment: Non-contributing due to alterations

West Argyle Street Historic District (Boundary
Increase)

Cook County, Illinois

Name of Property

County and State

12. **Building/Address:** 5018-22 N. Broadway
Permit Date: August 4, 1911
Architect/Owner: Hatzfield & Knox/ L. Newman
Use: Stores
Number of Stories: 1
Materials: brick, limestone
Architectural Styles: Classical Revival
13. **Building/Address:** 5024-6 N. Broadway
Permit Date: December 29, 1909
Architect/Owner: W.L. Klewer/ L. Neuman
Use: Stores, apartments
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Classical Revival
14. **Building/Address:** 5035-9 N. Broadway
Permit Date: October 16, 1919
Architect/Owner: Unknown/W. B. Reebe & Bros
Use: storage warehouse (from Sanborn Fire Insurance Map, 1928)
Number of Stories: 5
Materials: brick, limestone
Architectural Styles: Classical Revival
15. **Building/Address:** 5041-3 N. Broadway
Permit Date: September 17, 1914
Architect/Owner: A.L. Howard/ A.L. Howard
Use: Garage
Number of Stories: 2
Materials: glazed brick, limestone
Architectural Styles:

West Argyle Street Historic District (Boundary
Increase)
Name of Property

Cook County, Illinois
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

West Argyle Street Historic District (Boundary
Increase)

Name of Property

Cook County, Illinois

County and State

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1908-1938

Significant Dates

1908; 1929

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Various

West Argyle Street Historic District (Boundary
Increase)
Name of Property

Cook County, Illinois
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The West Argyle Historic District boundary increase is necessary to provide a more thorough understanding of the district's development following the establishment of the Argyle 'L' stop. The buildings are architecturally consistent with and enhance the architectural catalog of the district. The boundary expansion is appropriate under the existing areas of significance (National Register Criterion A in the area of Community Planning and Development and National Register Criterion C in the area of architecture) and period of significance (1908-1938). The statement of significance and historic context from the 2010 nomination is included below.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

SUMMARY STATEMENT OF SIGNIFICANCE

The West Argyle Street Historic District, located in the Uptown neighborhood approximately six miles north of Chicago's central business district, is locally significant under National Register Criterion A in the area of Community Planning and Development. The district represents the transformation of Uptown from a rural suburb to a dense, urban community between the late 1800s through the mid-twentieth century, with development concentrated around commuter rail stations to form transit-oriented "nodes" of apartment dwellings and commercial buildings. Originally developed in the 1880s as part of the lakefront suburb of Argyle Park, West Argyle Street between North Sheridan Road and Broadway transitioned rapidly into a bustling commercial corridor after the existing Chicago, Milwaukee & St. Paul commuter rail line was electrified by the Northwestern Elevated in 1908. In contrast to other distinct areas of development in Uptown and Edgewater—the clusters of luxury high-rise apartment buildings along the lakefront east of North Sheridan Road and the large-scale entertainment district that developed around the intersection of West Lawrence Avenue and Broadway—the mixed commercial and residential development at the Argyle "El" station attracted residents of slightly more modest means who were still looking for the convenience and prestige of lakefront living. Rather than a destination for consumers, West Argyle Street served the needs of residents within the immediate vicinity, many of whom were white-collar workers renting rooms in apartment hotels and flat buildings. Two-and-three-story two-part commercial blocks, with commercial storefronts on the first floor and residential units above, were built alongside one-part commercial blocks on the 1000 and 1100 blocks of West Argyle Street between 1908 and 1930. Flat buildings and apartment hotels populated the surrounding blocks along North Winthrop Avenue, North Winthrop Avenue, and North Sheridan Road. This district represents one of the most intact portions of the wide and dense swath of apartments that became known as the Winthrop-Kenmore corridor.

The West Argyle Street Historic District possesses local significance under Criterion C in the area of Architecture as the embodiment of "the distinctive characteristics of a type, period, and method of

West Argyle Street Historic District (Boundary
Increase)
Name of Property

Cook County, Illinois
County and State

construction and...represents a distinguishable entity.” The district contains a large concentration of apartment hotels, which formed a new type of residential option for middle-class Chicagoans during the 1910s and 1920s. These buildings, many of which combined residential and commercial uses along West Argyle Street and North Sheridan Road, intermingle with more traditional multi-story flat buildings and scattered remnants of the area’s beginnings as a middle-class suburb of single-family homes. Although not primarily the work of well-known architects, the various early-twentieth-century revival-style buildings together form an intact and cohesive group that reflects high-quality craftsmanship rendered in traditional building materials such as brick, terra cotta, and limestone.

The broad mix of building types and the concentration of intact apartment hotels close to the Argyle train station distinguish the West Argyle Street Historic District from other existing districts in the vicinity. The Sheridan Park Historic District, located southwest of the West Argyle Street Historic District, is a residential enclave composed primarily of single-family homes and smaller multi-family apartment buildings that developed from the 1890s to the 1910s. Other National Register districts located at transportation nodes along the Uptown/Edgewater corridor are the Uptown Square Historic District at Broadway and Lawrence Avenue, south of the proposed district, and the Bryn Mawr Avenue Historic District, north of the district along Bryn Mawr Avenue. The Uptown Square Historic District encompasses the commercial and entertainment heart of Uptown along Broadway and portions of West Lawrence and West Wilson Avenues, including such lavish, large-scale commercial structures as the Uptown Theater, the Riviera Theater, the Aragon Ballroom, the Mutual Insurance Building, and the Uptown National Bank Building. The Bryn Mawr Avenue Historic District, located along Bryn Mawr Avenue between Lake Shore Drive and Broadway, is a collection of monumental elevator apartment buildings—including the Edgewater Beach Apartments, the Bryn Mawr Apartment Hotel, and the Belle Shores Apartment Hotel—that were a more total repudiation of the previous scale of development in the Uptown/Edgewater neighborhood than the buildings that were constructed along West Argyle Street. The district includes a wide range of building types that fully reflects the evolution of Uptown from a suburban enclave to a dense and diverse urban neighborhood, and encompasses one of the most intact portions of the wide swath of affordable apartment buildings that became known as the Winthrop-Kenmore corridor, which was largely decimated by urban renewal efforts in the 1970s and 1980s.

Origins and Early Development of Argyle Park (1872 – 1908)

Although the land between West Lawrence Avenue, West Foster Avenue, North Sheridan Road and Broadway was first subdivided by John Fussy and Richard Finnemore in 1859, it was William C. Goudy (1824-1893) who first brought suburban settlement to the area. Goudy—a skilled litigator and twice-elected state senator who rose to prominence in Chicago during the late 1800s—purchased a large tract of land north of the city in 1872, just after the Chicago Fire. At the time, the parcel was a tract of sandy shore that was used primarily as a hunting ground, but Goudy envisioned a prosperous suburb, which he christened Argyle Park in honor of his mother’s Scottish birthplace. The panic of 1873 delayed Goudy’s plans for Argyle Park. Ten years later he secured the construction of the Evanston and Lake Superior railroad (later the Chicago, Milwaukee, & St. Paul), which began service in 1884 and connected Argyle Park to Chicago and areas north with a station on Argyle Street west of Sheridan Road. In November of 1885, the *Chicago Daily Tribune* reported that Argyle Park had developed into “a thriving little village just east of Ravenswood” with “more than a score of fine residences” and a Western Union Telegraph station and post office recently established.ⁱ By 1889, when Chicago annexed Lake View township,

West Argyle Street Historic District (Boundary Increase)

Cook County, Illinois

Name of Property

County and State

Argyle Park was a well-established lake-front community alongside Buena Park, Sheridan Park, and Cedar Lawn.ⁱⁱ

Initial residential development in Argyle Park was confined primarily to the area south of Fifty-Ninth Street (Foster Avenue), north of West Ainslie Street, west of North Sheridan Road and east of North Evanston Avenue (Broadway)—within easy walking distance of the new Argyle commuter rail station. Sanborn Insurance Maps from 1894 showed an orderly subdivision of 50 by 150 foot lots, with approximately sixty-five two-story homes scattered along the blocks. The majority of the dwellings were concentrated along the blocks of North Winthrop Avenue and North Kenmore Avenue just north of West Argyle Street. A small cluster of two- and three-story buildings with ground floor storefronts occupied the block of West Argyle Street directly east of the train tracks. The most prominent building in the community was the William C. Goudy School, a two-and-one-half story brick structure at 59th Street and Winona Avenue (north of the district) that was designed by Chicago Board of Education architect John J. Flanders (1847-1914) and completed in 1892. Only one apartment building, a three-story brick building on North Winthrop Avenue just north of West Winona Avenue, was constructed in Argyle Park before 1900.ⁱⁱⁱ

Although William Goudy was a galvanizing force in the beginning stages of the community, using his political and financial influence to bring the commuter rail to his suburb and laying the groundwork for Argyle Park in the 1870s and 1880s, the development of buildings within the West Argyle Street Historic District was ultimately accomplished by dozens of different developers, builders and architects, working on individual building projects. Only a handful of buildings in the district were built by the same architect or builder. However, certain builders and architects did serve as trailblazers of a sort during the district's early development by constructing commercial structures and apartment buildings that challenged the strictly residential nature of Argyle Park even before the elevated railroad reached West Argyle Street. Developer Herman Anderson built the first six-flat apartment building in the district, at 4920-4922 North Winthrop Avenue, in 1901. Designed by architect L. M. Mitchell, the building featured a limestone façade with rusticated banding, a center entrance with squared columns supporting a substantial entablature decorated with carved floral swags, and an articulated limestone cornice. By creating an apartment building that observed the same unspoken rules regarding setback, massing, quality of materials and craftsmanship as the surrounding single-family homes, Anderson and Mitchell introduced urban density in a way that was acceptable to the residents. This sort of gradual transition would be abandoned during the boom years of the mid-1910s through the 1920s, but by that time most of the original residents had either moved on to other communities or embraced the urban lifestyle of the newly christened "Uptown" neighborhood.^{iv}

Just as the establishment of the Chicago, Milwaukee & St. Paul line drove the initial development of Chicago's northern lakefront suburbs in the 1880s, the extension of the Elevated Railroad Company into these neighborhoods served to change the patterns of development a second time. Organized in 1892, the "El" connected the Loop in downtown Chicago to far flung communities that had recently been annexed into the city limits. By 1899, the northwest line of the electrified elevated railway operated only to Lincoln Avenue, and only one train ran between Lincoln and the Loop per day. Plans were made to extend the line north to Montrose Avenue by 1900, but residents north of Montrose lobbied hard to have the line extended to service their neighborhoods. In June of 1900, a delegation of fifty property owners from Argyle Park, Buena Park, Edgewater, Sheridan Park and other north side communities appealed to Mayor Carter Harrison to amend the Northwest Elevated ordinance. As the *Chicago Daily Tribune* reported, "property owners insisted that the population in the vicinity of the terminal had purchased their

West Argyle Street Historic District (Boundary
Increase)

Cook County, Illinois

Name of Property

County and State

property with the idea of being near an elevated railroad and having a five-cent fare to the city, and it was a serious matter to them to have the terminal a quarter of a mile further south.” The petition was ultimately successful, and the elevated rail line was extended to Wilson Avenue over the tracks of the Chicago, Milwaukee & St. Paul.^v

The extension of the elevated railway to Wilson Avenue encouraged new residents to move to Argyle Park and nearby communities. By 1908, a number of two- and three-story flat buildings had been constructed within the district, particularly along North Winthrop Avenue between West Ainslie Street and West Winona Avenue. The largest of these new flat buildings was the three-story brick structure at 5060-5062 North Winthrop Avenue, which was constructed in 1905 and featured a prominent corner tower and projecting gabled window bays with classical detailing. A second six-flat, a handsome Classical Revival design of ashlar limestone and dark red face brick with a finely detailed door surround decorated in a repeating egg and dart motif, was completed in 1902 by J. E. Grubb. The building, located at 5030-5032 North Kenmore Avenue, was designed by William G. Krieg (1874-1944), a well-known Chicago architect who served as City architect during the early 1900s and went on to found the Midland Terra Cotta Company.^{vi} Other smaller examples include the two brick and stone two-flat buildings at 5050 and 5052 North Winthrop Avenue, designed by architect William M. Walter and constructed in 1901. However, the residential blocks along North Winthrop Avenue and North Kenmore Avenue remained, for the time being, primarily single-family. Seven single residences survive from this initial period of the district’s development. The two-story Classical Revival townhouse at 4928 North Winthrop Avenue, built by L. A. Burke in 1898, is the earliest remaining home in the district. The two-and-one-half story frame house at 4939 North Winthrop Avenue was completed in 1901 for Joseph Ratty. Although the house’s front porch has been removed and the exterior covered with asphalt siding, the building retains its original form and massing. Similar alterations have changed the original appearance of the frame and stone house at 5026 North Kenmore Avenue, which was designed by architect Harry E. Stevens and completed in 1902 for Joseph Trienens.^{vii} The last single-family residence constructed in the district was the Craftsman-style home at 5022 North Kenmore Avenue, which was designed by F. E. Roberts.

During the first decade of the twentieth century, the commercial corridor also began to develop along West Argyle Street between Broadway and North Winthrop Avenue, with several small groups of single-story commercial buildings and multi-story buildings with stores on the first floor and residential above. Vestiges of this early commercial development remain along the 1100 block of West Argyle Street, just east and west of the elevated tracks. The two-part commercial block at 1130-1132 West Argyle Street, which was built around 1900, is one of the few Queen Anne commercial buildings in the district and features a symmetrical façade with a center entrance flanked by first floor storefronts below projecting window bays. The building also retains its original pressed metal cornice, rusticated limestone entrance surround and limestone window lintels and sills. Buildings like those on the Ingal Block, at 1111-1115 West Argyle Street, were more common. Decoration was eschewed in favor of practical simplicity. Because these buildings were little more than narrow rectangular brick boxes with unadorned storefronts and dwelling space in the rear, their significance to the district lies not in their architecture but in the role they played in bringing commercial development to West Argyle Street.

The Urbanization of Argyle Park (1908-1938)

By 1908, elevated railway service had reached all the way to Bryn Mawr Avenue, and an at-grade station had been established on West Argyle Street at the former Chicago, Milwaukee & St. Paul station.

West Argyle Street Historic District (Boundary
Increase)

Cook County, Illinois

Name of Property

County and State

Residents of Argyle Park appeared to have had mixed feelings about the new "El" line running through their community. While work progressed in the spring of 1908, the noise and congestion from construction between West Argyle Street and West Ainslie Street and the continued activity of the Chicago, Milwaukee & St. Paul railroad brought vehement complaints from nearby property owners. One resident on North Winthrop Avenue threatened that "unless the nuisance is abated we will be compelled to leave our homes and move out of the neighborhood" and complained that the "constant ringing of the engine bells has driven the women of the neighborhood to distraction."^{viii} Once the line was up and running, however, it became clear that the neighborhood would not remain a small suburban enclave. Rising land values and booming population growth in the northern lakefront communities of Uptown and Edgewater would spur increasingly dense development in the West Argyle Street Historic District during the late 1910s through the 1920s, culminating in the completion of the twelve-story luxury apartment hotel at 5050 North Sheridan Road in 1929.

The Development of Argyle Street

After 1908, the construction of several large two-part commercial blocks transformed the character of Argyle Street between Sheridan Road and Broadway. In 1910, George K. Spoor (1872-1953), an early film pioneer who co-founded Essanay Studios at 1345 West Argyle Street in 1907, commissioned former Chicago Board of Education architect John J. Flanders (1848-1914) to design the building at 1017 – 1029 West Argyle Street.^{ix} The building, a three-story two-part commercial block of brick with white terra cotta facades, was the first in a series of monumental corner buildings that combined multiple commercial and residential uses on West Argyle Street. Flander's design incorporated Classical revival detailing—including pedimented corner bays, an elaborate entablature with ornamented frieze, dentil molding, and bracketed cornice, and paired fluted pilasters—with modern metal and glass storefronts; the building housed ten storefronts and two offices on the ground level with offices and residential above.

Another major milestone for commercial development along West Argyle Street came in 1913 with the construction of the Argmore Building at 1038-1052 West Argyle Street. Gustav Hochstadter (1863-1953), a successful businessman who would later become a noted philanthropist within Chicago's Jewish community, purchased two existing residences with 100 feet of street frontage on North Kenmore Avenue and 150 feet of frontage on West Argyle Street. The *Chicago Daily Tribune* reported on January 15, 1913, that both residences were to be moved "to make way for a modern three story and basment brick building on the corner lot, which will contain nine stores on Argyle Avenue, doctors' offices, shops and a billiard hall on the second floor, and high grade two- and three- room apartments on the third floor. The north fifty feet on Kenmore Avenue will be improved with a moving picture theater with a seating capacity of about 800. The building will be of red pressed brick with terra cotta trim and the cost of the improvements will approximate \$100,000." The Argmore Building combined multiple uses on a single block and, with the exception of a small access alley between the theater and storefronts, the building occupied the entire 100 by 150-foot lot.^x This hybrid building served the entertainment needs of the increasing number of renters in the immediate vicinity, and the continued success of the Argmore Theater through the first half of the twentieth century reflects the growing importance of leisure activities in the lives of the middle class.

The Hotel Morlond, built in 1915, was the third large corner block to be constructed on the 1000 block of West Argyle Street, and the first to incorporate a named apartment hotel. The building, commissioned by builders Charles H. Kusel (1857-1925) and Phineas A. Harris (1861 - 1946) and designed by Chicago architect Thomas R. Bishop (1869-1956) served as the eastern gateway to the commercial corridor along

West Argyle Street Historic District (Boundary
Increase)
Name of Property

Cook County, Illinois
County and State

West Argyle Street. The building's dark red brick exterior, green terra cotta tile roof, and substantial bracketed cornice fitted with electric lights mimicked the architectural detailing of the Argmore Building. A drug store occupied the prominent storefront at the northeast corner of the building, flanked by smaller stores along West Argyle Street and North Sheridan Road.^{xi}

Just south of the Hotel Morland, the Cascades Dance Hall and Butterfly Café at 4936-4940 North Sheridan Road, constructed in 1920 by owner and architect Percy T. Johnstone, provided more entertainment options for residences in the immediate vicinity of West Argyle Street. The *Chicago Daily Tribune* enthusiastically reported that "fox trotting and tray toting are to be the pastimes at the newest north side architectural combination of terpsichorean and epicurian pleasures...The eating establishment will be on the first floor and will contain space for 1,000 hungry souls. Upstairs the same number will be accommodated on a dance floor which will be established with cascades and three electric fountains copied after those of the Biltmore in Manhattan." Although some residents tried to stop construction on the project, claiming that Sheridan Road was a residential street not suitable for a dance hall, the building was completed in 1921 and pre-dated the larger and more opulent venues in the Uptown Square area such as the Aragon Ballroom, which was completed in 1925.^{xii}

As commercial storefronts with residential above became the predominant form of development along West Argyle Street, existing flat buildings along the street were remodeled to reflect the new commercial environment. The most noticeable example of this trend is at the northwest corner of West Argyle Street and North Sheridan Road. The existing three-story brick flat building, which was designed by architect Carl M. Almquist for Nels B. Johnson in late 1908, was improved in the 1910s or 1920s with a new one-story white terra cotta façade that wrapped around both streetfacing sides of the building and added six commercial spaces to the ground floor. The terra cotta detailing around the new entrances into the building—thin spiral columns with acanthus leaf capitals, tall arched door surrounds topped with heavy swags on a diamond-patterned background—added a layer of Beaux Arts lavishness to the simple lines and minimal detailing of the masonry flat building. A less elegant example of new storefronts added to an existing flat building is the Edgelake Hotel at the southeast corner of West Argyle Street and North Winthrop Avenue. Originally constructed in 1908 as a three-story yellow brick flat building, storefronts were added in the 1920s and altered in the 1930s and 1940s.^{xiii}

By the mid-1920s, the Argyle Street commercial corridor between Broadway and Sheridan was completely built out with a mixture of one- and two-part commercial blocks. In 1922, the Chicago, Milwaukee & St. Paul Railroad Company constructed a new permanent rail station to replace the original frame station that had served the Argyle Street passengers for over thirty years. Architect Charles Rawson designed the new station in the Prairie style, with brick walls and angular, geometric columns. Chicago's first zoning ordinance, enacted in 1923, served to solidify the trends that were already occurring in the district by designating West Argyle Street as one of the few designated commercial corridors in Uptown, allowing retail businesses, banks, offices, theaters, and other activities to mix with residential uses.^{xiv} The last major commercial block constructed on this stretch of West Argyle Street also made the boldest architectural statement. The two-story building at 1100-1102 West Argyle Street, built for Charles Horbert & Joseph Solomon and designed by an unknown architect, features a striking Gothic revival façade rendered in mustard yellow terra cotta. The first floor of the building housed four commercial spaces, including a corner drug store, while the upper floors served as a bachelor hotel.^{xv}

Religious Buildings in the District

West Argyle Street Historic District (Boundary
Increase)

Cook County, Illinois

Name of Property

County and State

Within the boundaries of the West Argyle Street Historic District, there is one religious complex—the Agudath Achim North Shore Congregation Synagogue (1922-25) and Hebrew School (1949). The synagogue, a Romanesque – revival style building of pale gray brick and limestone with Baroque and Gothic detailing, was begun by the North Shore Sons of Israel in 1922, with plans from architect P. Bernard Kurzou. In 1923, with the first floor of the building completed, the North Shore Sons consolidated with the Agudath Achim (First Hungarian) Congregation to become the Agudath Achim North Shore Congregation. In 1925, the synagogue’s second floor sanctuary—the largest in the city, with seating for 1,200 people—was completed from plans by architects Dubin & Eisenberg. The interior featured a grand spiral staircase and a fifty-foot-high moosaic ark from Hungary. In 1949, the congregation built a Hebrew school/community center just north of the synagogue at 5033 North Kenmore Avenue. The synagogue served those Jews who had moved to fashionable areas of Uptown during the 1910s and 1920s. Although the original congregation died out during the 1970s and 1980s, the building has remained a synagogue and is now serving primarily Orthodox Russian Jews. The building has suffered from deferred maintenance but retains most of its original architectural detailing.^{xvi}

Residential Development and Apartment Hotels

On the blocks immediately north and south of West Argyle Street, residential development was increasingly concentrated into larger and more efficient flat buildings and apartment hotels. In 1910, there were ten apartment buildings in the district, only one of which contained more than six units. By 1919, only ten more apartment buildings had been constructed, but the average number of units per building had increased to twenty-one. The largest flat building—a three-story yellow brick courtyard building at 5050-5058 North Kenmore Avenue, designed by architect E. M. Silja and completed in 1923—contained fifty-four units. Flat buildings like this, because they contained larger and more expensive units (many with multiple bedrooms), were targeted more to families than single tenants. Often, the apartments housed extended families. In 1930, Arthur McGaurey, a marine engineer by trade, shared an apartment with his wife, Irene, his daughters Fern and Violet, his brother-in-law, James Shaughnessy, sister-in-law, Caroline, and young nephews, Robert and Carl. James worked at a cook in a restaurant, and Caroline was employed as a hotel maid. Single workers who desired to live in larger flat buildings often roomed together to cover the expense. Milliniers Alice LaMarr, Marie Fox, and Mildred Regan (two divorced and one never married) shared an apartment at 5050 North Kenmore Avenue. The monthly rent for both apartments was \$65; rents in the building in 1930 ranged from \$55 to \$75 per month.^{xvii}

As the Uptown community became a popular destination for a younger and, perhaps, more fashionable demographic, the trend in construction within the Winthrop-Kenmore corridor, including the West Argyle Street Historic District, shifted heavily to apartment hotels that combined smaller and less expensive living spaces with hotel amenities such as maid service, dining rooms, and common lounges or other meeting spaces. These apartment hotels (or residential hotels, as they were sometimes called) appealed to single professionals and young couples without children for whom location and services were more desirable than large private living quarters. They were also considered foolproof economic investments for developers because financing for large speculative projects was increasingly easy to obtain.^{xviii}

Apartment hotels, with and without commercial components, appear on every block in the West Argyle Street Historic District. By far the largest concentration is on the 5000 block of Winthrop Avenue, where five apartment hotels were built between 1923 and 1926, adding approximately 500 new units of housing to the block. These five hotels—the Hotel Warren at 5012 North Winthrop Avenue (1926), the Hotel

West Argyle Street Historic District (Boundary
Increase)

Cook County, Illinois

Name of Property

County and State

Surrey at 5016 North Winthrop Avenue (c.1925), the Hotel Regent at 5042 North Winthrop Avenue (1926), the Hotel Del Mar at 5046 North Winthrop Avenue (1923), and the Hotel Frances at 5054 North Winthrop Avenue (1926)—are a visible reminder of the rapid urbanization of the Uptown community during the 1920s. Architecturally, they also provide a good range of interpretations of historic revival styles.

The Hotel Warren, a three-story brick apartment hotel designed by architect Abe Himelblau (1891-1944) for Himelblau, Sugar & Ross in 1925, exhibits an interesting mix of classical and modern detailing. The limestone entrance surround features Renaissance revival elements, while the rounded window hoods are decorated with abstract, modernistic curved forms. The hotel housed 100 rooms. The 1930 census showed male and female roomers from all walks of life, hailing from as close as Illinois and Wisconsin and as far as Persia and Russia. Most were single or divorced and worked blue and white collar jobs as clerks, waitresses, salesmen, bookkeepers, and chauffeurs. The only married couple in the hotel were Homer Ingalls, the hotel manager, and his wife, Ida.^{xix}

The three-story Hotel Surrey, built c. 1925, features an elaborate terra cotta entrance surround with round columns, a broken pediment, and a molded window surround decorated with clusters of fruit and foliage. Multi-colored brick in Flemish bond forms a geometric pattern across the façade, which is decorated with terra cotta quoining around the corners of the building and around the window openings. The building offered single and double rooms for \$7 to \$12 a month, and the manager of the hotel was Francis Jacobs, who lived at the hotel with her husband and three daughters.^{xx}

The Hotel Regent was designed by Abe Himelblau, who was also the owner of the property, in 1926. The three-story brick building is decorated with simplified Spanish Mission detailing in limestone. Just north of the Hotel Regent is the Spanish Eclectic-inspired Hotel Del Mar, designed in 1923 by Paul F. Olsen, a local architect who designed many flat buildings and apartment hotels in Uptown. The Hotel Frances, a three-story brick and stone structure also built in 1926, is a Gothic Revival design with a crenelated limestone entrance below a limestone tower on the south end with decorative tracery on both end bays.

Several of the apartment hotels in the district catered specifically to single men and women. The building at 1017-1029 West Argyle Street housed a bachelor hotel. The Chatelaine Hotel at 4911 North Winthrop Avenue, built in 1923 by developer Martin A. Howell and designed by architect Roy F. France (1888-1972)—who was well known in Chicago for his luxury apartment hotels and was celebrated later in life for his Art Deco and Art Moderne designs in Miami, Florida—was promoted as Chicago's only women's hotel. The Tudor Revival exterior features a raised basement with mottled blue-gray terra cotta tiling, projecting gabled end bays with terra cotta quoins, label molds above grouped double hung windows, and a green terra cotta tile roof. The rooms themselves, "designed for discriminating women," were fully furnished and featured Murphy beds, "ironing boards, paneled walls... tiled bath and other exclusive features." In 1925, Howell and France teamed up again with a design for a much larger women's hotel on the Gold Coast called the Chatelaine Tower Apartments, based loosely on the design of the original concept on North Winthrop Avenue.^{xxi}

Architecturally, the most impressive examples of apartment hotels in the West Argyle Historic District were also among the last to be built. The Sheridan Glengyle Apartments at 5036 North Sheridan Road was the tallest building in the district when it was completed in early 1928. The seven-story brick building was designed by architect Joseph Cohen & Company in what Cohen labeled "Spanish architecture," with interiors in a "Spanish motif." The building was financed by a syndicate headed by

West Argyle Street Historic District (Boundary Increase)

Cook County, Illinois

Name of Property

County and State

Myron S. Willens. The original plans called for sixty-seven apartments with one, two, and three rooms, and two bungalow penthouses on the roof. The I-shaped plan anticipated future development of tall buildings along Sheridan Road, leaving room for light to enter on even if buildings were built on either side. The façade of the building features a terra cotta base with two storefronts flanking a center entrance, spiral columns and, scrolled and ornamented lintels with shields at the second floor. At the seventh floor, paired round arched windows open out onto a long balconette below the diamond patterned parapet. While the Sheridan Glengyle was being completed, work on a second monumental “Spanish-inspired” apartment hotel was stalling. Chicago architect David Saul Klafter (1887-1965) prepared plans for a seven-story hotel at 5040-5048 North Kenmore in the 1926. The Kengyle Apartments would house 166 one-, two-, and three-room apartments, “all elaborately furnished.” In October, the *Chicago Daily Tribune* reported that the \$1,250,000 project was expected to begin within sixty days and would be completed in one year. Ten years later, the Tribune announced that work would resume on the project, which had been stalled since 1929, when the original owners had gone into receivership. The vacant building was vandalized, and 158 bathtubs were ripped out, crated, and trucked away. Under new owners Fifty-Forty Kenmore Avenue corporation, and with new architect Frank McNally, the project (renamed the Kenshire Apartments) was completed with some changes to the original design in 1938.^{xxii}

The development of apartment hotels in the West Argyle Street Historic District culminated in 1929 with the completion of 5050 North Sheridan Road. The project, headed by physician and real estate investor Dr. Vincent Marzano, replaced an existing three-story, twenty-four-flat apartment building with a twelve-story apartment hotel—the only “luxury” residential hotel in the district. The building, designed by the architecture firm of Levy & Klein, was constructed on a T-shaped plan of reinforced concrete construction with a Gothic Revival façade. The ground floor featured six stores, a large lobby, lounges, and a large soundproof play room for the building’s children. The upper floors, accessed by elevators, were divided into 165 apartments, with “two-room flats consisting of living room and full-sized bedroom,” canvassed and paneled walls, and mechanical refrigeration and ventilation. Apartment rentals in 1932 ranged from \$45 to \$125 a month.^{xxiii}

Uptown After the Building Boom (1930-Present)

As the 5050 Sheridan apartment hotel was being completed in the fall of 1929, the building boom that had transformed Uptown and the West Argyle Street district from a suburban to an urban neighborhood was coming to an end. The Great Depression effectively halted speculative building throughout Chicago, and throughout the country, through most of the 1930s. The extension of Lake Shore Drive to Foster Avenue in 1933 diverted traffic away from Uptown’s commercial sectors and cut off the neighborhood’s direct access to the lake. “Overcrowding became acute during the housing shortage after World War II when many of these units were divided into even smaller, one and two room units which rented at low cost. Despite the overcrowding, Uptown remained a desirable and viable community throughout the Depression and World War II era—in 1950, the population hit an all-time high of 84,000. After the war, suburbanization encouraged the young singles and young couples that had historically chosen Uptown apartments to buy homes in the suburbs. These long-term residents were replaced by successive waves of poor, transient migrants: displaced coal miners from Appalachia in the 1950s, Native Americans from the midwest in the 1960s, and mental patients released during the de-institutionalization process in the 1970s. Southeast Asians also arrived in large numbers during the 1970s and 1980s, many of whom settled in the Winthrop-Kenmore corridor and opened businesses along West Argyle Street. Today, the area is popularly known as Little Vietnam, and remains a vibrant commercial area within the larger Uptown community.^{xxiv}

West Argyle Street Historic District (Boundary
Increase)
Name of Property

Cook County, Illinois

County and State

Table of Apartment Hotels

<i>Address</i>	<i>Name</i>	<i>Date</i>	<i># of Roc</i>
1017-1929 West Argyle St.	Unknown (Apartment hotel with stores)	1910	39
1038-52 West Argyle St.	Argmore Building (Apartment hotel, stores, & theater)	1913-1914	
1067 West Argyle St.	Edgelake Hotel (Apartment hotel with later stores)	1908, c. 1925	
1100-1102 West Argyle St.	Unknown (Bachelor hotel with stores)	1925	
4946-52 North Sheridan Rd.	Hotel Morlond (Apartment hotel with stores)	1915	70
5009 North Sheridan Rd.	Somerset Hotel	1919	205
5034-38 North Sheridan Rd.	Sheridan Glengyle/Park Sheridan Apartments (Apartment hotel with stores)	1927	67
5044-54 North Sheridan Rd.	5050 Sheridan Road Building (Apartment hotel with stores)	1929	165
4943 North Kenmore Ave.	Northmere Hotel	1924	47
5040-48 North Kenmore Ave.	Kengyle Apartments / Kenshire Apartments	1929-1938	136
4911 North Winthrop Ave.	Chatelaine Hotel	1923	
4940 North Winthrop Ave.	Hotel Glenn	1926	100
5012 North Winthrop Ave.	Hotel Warren	1925	100
5016 North Winthrop Ave.	Hotel Surrey	c. 1925	
5042-44 North Winthrop Ave.	Hotel Regent	1926	100
5046 North Winthrop Ave.	Hotel Del Mar	1923	
5054 North Winthrop Ave.	Hotel Francis	1926	100

West Argyle Street Historic District (Boundary
Increase)
Name of Property

Cook County, Illinois
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Chicago Daily Tribune
Sanborn Fire Insurance Maps
Chicago Building Permits

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property One acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

West Argyle Street Historic District (Boundary
Increase)

Cook County, Illinois

Name of Property

County and State

- | | | | |
|---------|-----------|------|------------|
| 1. Lat: | 41.973199 | Lon: | -87.660044 |
| 2. Lat: | 41.974291 | Lon: | -87.654557 |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary increase occurs on both the west and east sides of the existing district. On the east the boundary increase begins at the intersection of Argyle Street and Sheridan Road, extending east to the alley east of Sheridan Road, turning north and extending north along said alley to Winona Street, turning west and extending west to Sheridan Road, turning south and extend south along Sheridan Road to the northeastern corner of the original district boundary. On the west, the boundary increase begins at the elevated rail line south of Building #7 in the attached inventory, extending west across Broadway and along Argyle Street to the alley just west of Broadway, turning north and extending north along said alley to Carmen Avenue, turning east and extending east along Carmen Avenue to Broadway, turning north and extending north on Broadway to the northern edge of lot for Building #15 in the attached inventory, turning east and extending east to the train line, which forms the western boundary of the original district north of Argyle Street.

Boundary Justification (Explain why the boundaries were selected.)

When the district was originally surveyed in 2009, the boundaries were drawn as tightly as possible to exclude non-contributing properties. A re-assessment of the boundaries was conducted in 2012 and it has been determined that the buildings just outside the east and west boundaries of the original district—fronting onto North Broadway and North Sheridan Road between West Argyle Street on the south and West Winona Avenue on the north—relate to the district's significance as a transit-oriented node of development established on Chicago's north side during the late-nineteenth and early-twentieth century and should be included in the district. These properties are architecturally, aesthetically, and historically consistent with those in the 2010 historic district boundary. The

West Argyle Street Historic District (Boundary
Increase)

Name of Property

Cook County, Illinois

County and State

properties on the east side of North Sheridan and west side of North Broadway are also visually distinct from development directly east and west, which contains no commercial components.

11. Form Prepared By

name/title: Elizabeth Breiseth and Emily Ramsey
organization: MacRostie Historic Advisors
street & number: 53 W. Jackson Blvd., #1323
city or town: Chicago state: IL zip code: 60604
e-mail eramsey@mac-ha.com
telephone: 312.786.1700 x 7013
date: February 2013

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

West Argyle Street Historic District (Boundary Increase)

Name of Property

Cook County, Illinois

County and State

Name of Property: West Argyle Street Historic District (Boundary Increase)
City or Vicinity: Chicago
County: Cook State: IL
Photographer: Elizabeth Breiseth
Date Photographed: May 2012

Description of Photograph(s) and number:

1. The Somerset Hotel, 5009 North Sheridan Road, looking northeast up Sheridan
2. 5035-45 North Sheridan Road, looking northeast to corner of Sheridan and Carmen Ave.
3. 5033 Sheridan Road, north of Carmen and south of Winona St., looking east
4. 5047-9 Sheridan Road, north of Carmen and south of Winona St., looking east
5. 5053-5 N. Sheridan Road, north of Carmen and south of Winona St., looking east
6. 5057-61 N. Sheridan Road. north of Carmen and south of Winona St., looking east
7. Northeast corner of Sheridan Road and Foster Ave., outside of boundary increase
8. North Broadway, looking northwest at south end of boundary increase
9. North Broadway, looking southwest from intersection with Argyle
10. 5018-22 & 5024-6 North Broadway, looking west
11. North Broadway north of Argyle, looking northeast to 5035-9 and 5041-3 North Broadway

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

ⁱ *Chicago Daily Tribune*, 8 November 1885, 16.

ⁱⁱ *Album of Genealogy and Biography, Cook County, Illinois with Portraits* 3rd ed. revised and expanded (Chicago: Calumet Book & Engraving Co., 1895), p.119-122. "How Chicago's Suburbs Were Planted and Named," *Chicago Daily Tribune*, 18 February 1900: 37.

ⁱⁱⁱ Sanborn Fire Insurance Map, Vol A (1894) p. 41-43.. *Annual report of the Superintendent of Schools*. New York: Department of Education, City of New York New York, 1899

^{iv} "Chicago's Great Neighborhoods: Uptown," *Chicago Rehabber*, Spring 2009, from the Uptown Chicago Commission Collection of the Chicago History Museum. The name "Uptown" was, according to one popular theory, derived from a local business called the Uptown Store, which opened around 1905. As the area around the Broadway and Lawrence became an entertainment and shopping destination, "Uptown" seemed a fitting name for

West Argyle Street Historic District (Boundary Increase)

Cook County, Illinois

Name of Property

County and State

the burgeoning northside community. The name was legitimized in the 1920s when University of Chicago sociologists devised the Chicago community area system and assigned Uptown to describe the area running along the lakefront between Irving Park Road and Devon Avenue.

^v Chicago Transit Authority, "Historical Information 1859-1965," 1 January 1966. "Want 'L' Ordinance Amended," *Chicago Daily Tribune*, 7 June 1900, 7.

^{vi} Withey, p.355. W. G. Krieg, 70, Long Architect in Chicago, Dies," *Chicago Daily Tribune*, 15 April 1944, p.14

^{vii} Chicago Ancient Building Permits, 1898-1908, University of Illinois at Chicago, Richard J. Daley Library microfilm collection. Sanborn Insurance Maps for Chicago, Illinois, vol 17 (1905).

^{viii} "Fights Din in Argyle Park," *Chicago Daily Tribune*, 12 April 1908, 4.

^{ix} "J.J. Flanders, Architect, Dies at His Residence," *Chicago Daily Tribune*, 7 May 1914, 10. "Uptown," Encyclopedia of Chicago, <http://encyclopedia.chicagohistory.org/pages/1293.html>

^x Chicago Ancient Building Permits. Sanborn Insurance Maps for Chicago, Illinois, vol. 17S (1928). "Improvements to Cost \$100,000 Will Be Made at Argyle and Kenmore Avenues," *Chicago Daily Tribune*, 15 January 1913, 12.

"Sites at Argyle Street and Kenmore Avene Bought For Apartments and Playhouse," *Chicago Daily Tribune*, 18 February 1913, 19. "Gus Marks 90th Year and 40th Aiding Others," *Chicago Daily Tribune*, 5-21-1953, c6.

^{xi} Chicago Ancient Building Permits. Sanborn Fire Insurance Maps for Chicago, Illinois, vol. 17 S (1928). "Sheridan Road Property Sold," *Chicago Daily Tribune*, 17 March 1915, 16. *Chicago Daily Tribune*, 21 March 1915, F22. *Chicago Daily Tribune*, 5 April 1919, 22.

^{xii} "Food and Jazz Palace for Our North Side Toters and Trotters," *Chicago Daily Tribune*, 2 May 1920, 28.

"Sheridan Road Cascades Sold for \$200,000," *Chicago Daily Tribune*, 16 September 1921, 18.

^{xiii} Chicago Ancient Building Permits. Sanborn Fire Insurance Maps for Chicago, Illinois, vol. 17 S (1928).

^{xiv} Chicago Zoning Commission, Tentative Report and a Proposed Zoning Ordinance for the City of Chicago, January 5, 1923.

^{xv} Chicago Ancient Building Permits. Sanborn Fire Insurance Maps for Chicago, Illinois, vol. 17 S (1928).

^{xvi} Chicago Ancient Building Permits. *Chicago Daily Tribune*, 6 September 1925, D24. "Spiritual Renewal: Russian Immigrants Bring New Life to Declining Uptown Synagogue," *Chicago Tribune*, 9 April 1998, 1&10. Victoria Granacki, Jennifer Kenny, and Greg Rainka, "Ethnic (European) Historic Settlement in the City of Chicago (1860-1930)," National Register of Historic Places Multiple Property Nomination Form, August 2008, p.120-121.

^{xvii} Population Schedule, Fifteenth Census of the United States, 1930.

^{xviii} "New Building and Investment Patterns in 1920s Chicago," Gail Radford, *Social Science History*, vol. 16 No. 1 (Spring, 1992), pp.1-21 Radford discusses how the practice of using bonds for financing large real estate projects with no risk to the developer lead to the overspeculation of large apartment hotels (20 units or more) during the 1920s.

^{xix} Population Schedule, Fifteenth Census of the United States, 1930. Chicago Ancient Building Permits.

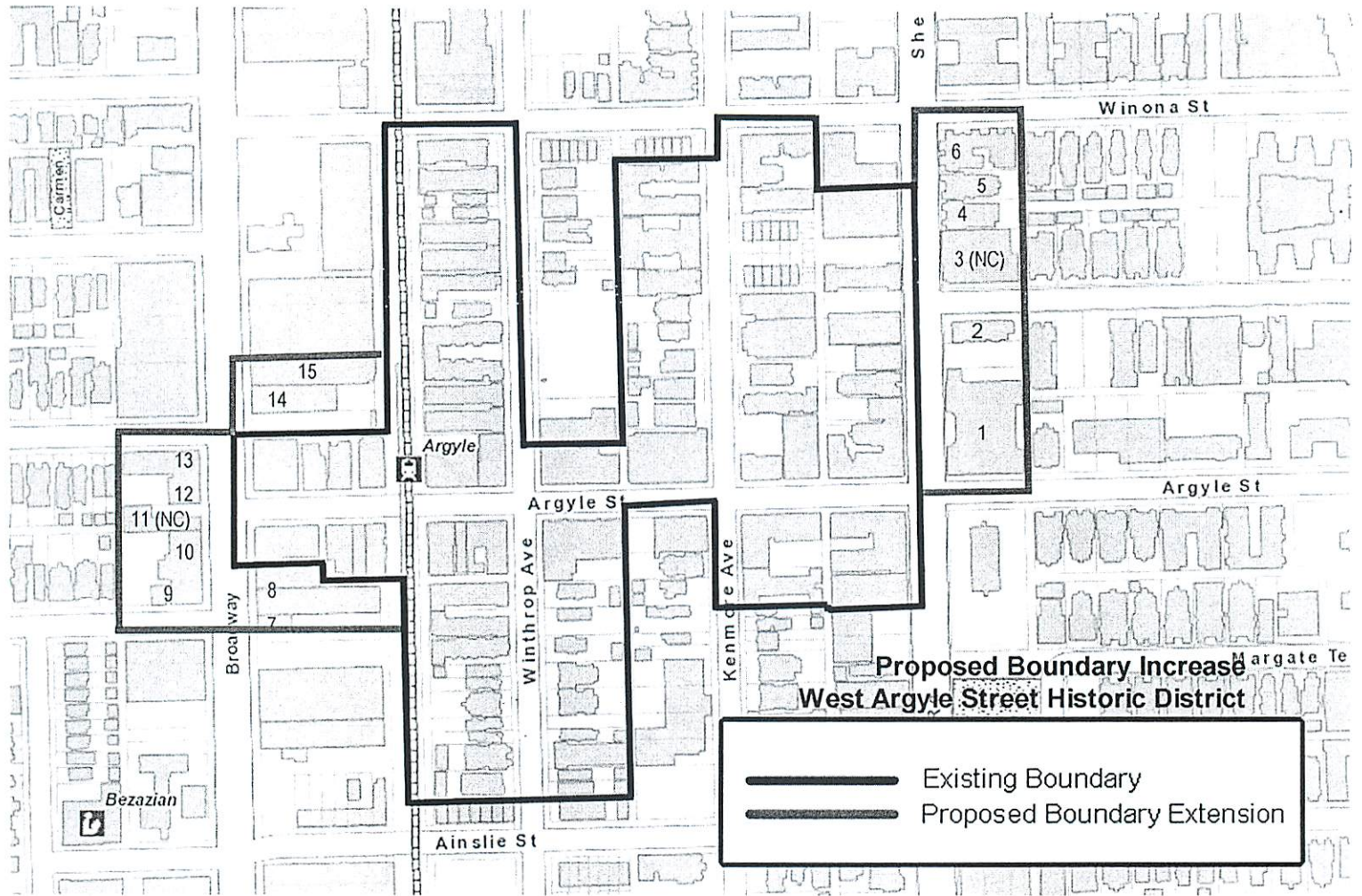
^{xx} Population Schedule, Fifteenth Census of the United States, 1930.

^{xxi} Advertisement from *Chicago Daily Tribune*, 16 June 1927, 33. "World's Tallest Women's Hotel," *Chicago Daily Tribune*, 15 November 1925, B1.

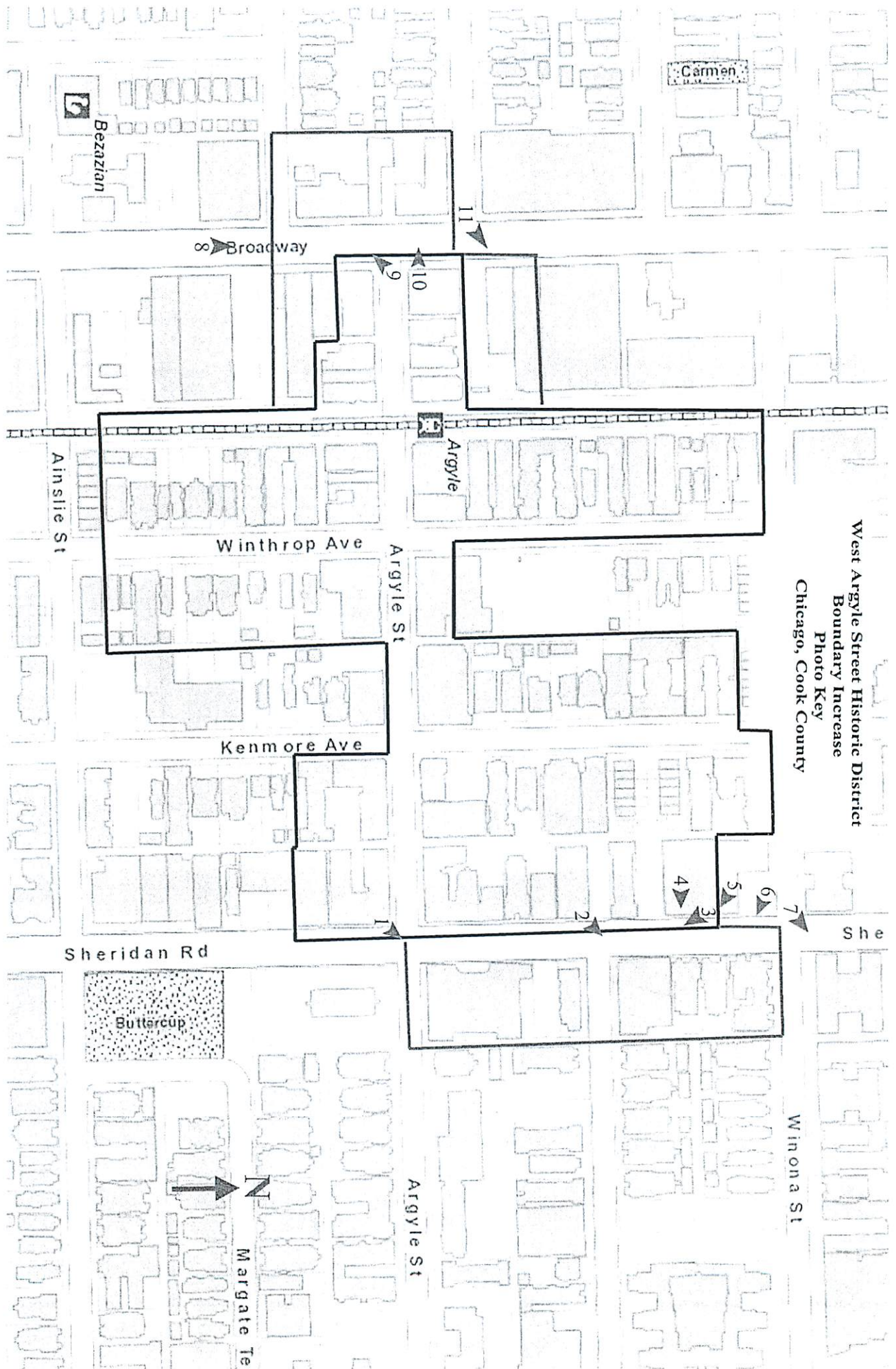
^{xxii} "Another Large Apartment for Kenmore Avenue," *Chicago Daily Tribune*, 24 October 1926, B2. "Resume Work on Apartment Halted in 1929," *Chicago Daily Tribune*, 7 November 1937, 20. "Apartment Halted in 1929 to be Completed by May 1," *Chicago Daily Tribune*, 13 March 1938, 26.

^{xxiii} "Physician Plans 12 Story Apartments on Sheridan," *Chicago Daily Tribune*, 26 May 1929, B1.

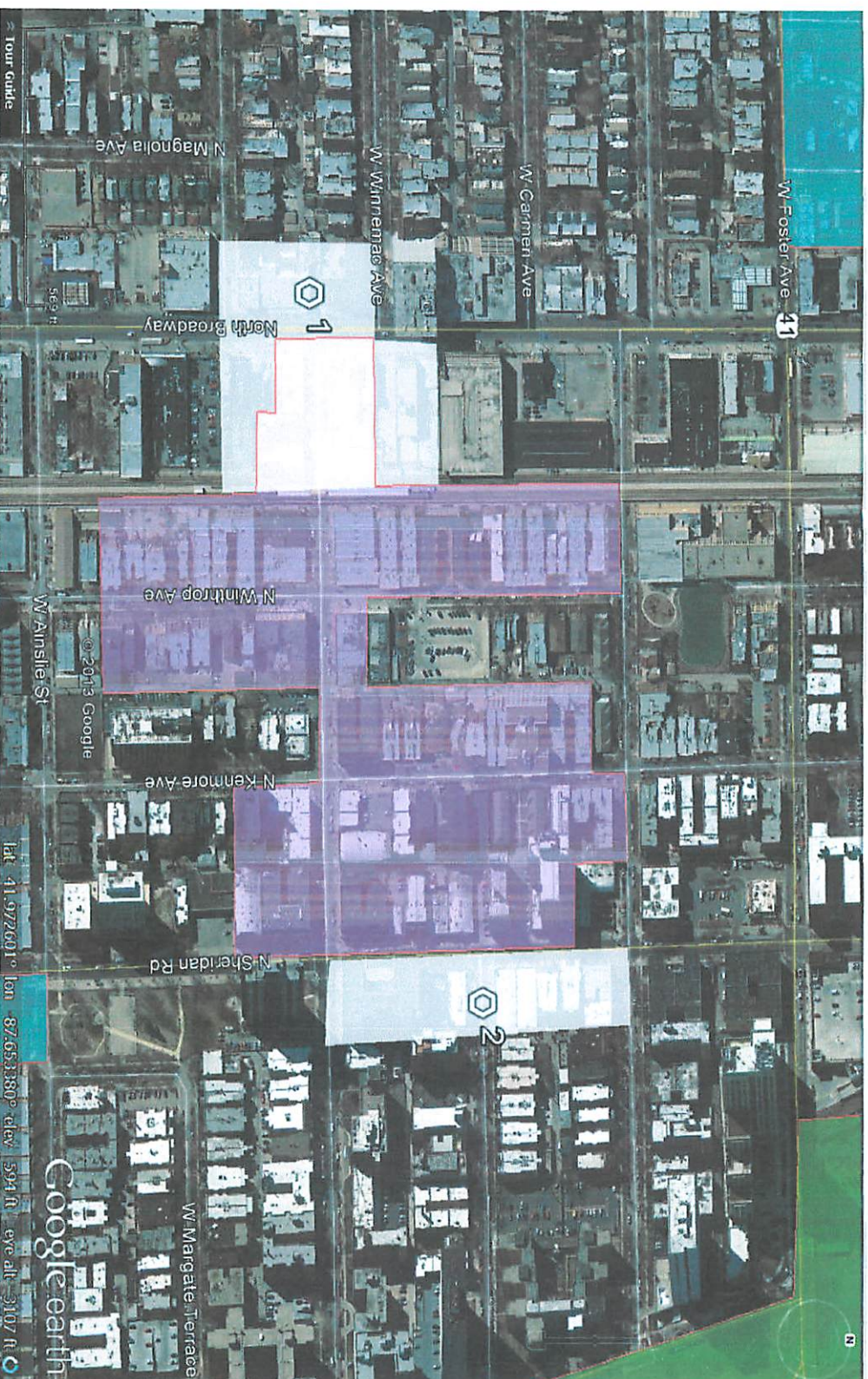
^{xxiv} "Uptown" Encyclopedia of Chicago.



West Argyle Street Historic District
Boundary Increase
Photo Key
Chicago, Cook County



West Argyle HD (boundary increase), Cook County, Illinois



- 1) Lat: 41.973199, Lon: -87.660044 2) Lat: 41.974291, Lon: -87.654557